



City of Monroe
806 West Main Street, Monroe, WA 98272
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www.monroewa.gov

NOTICE OF LAND USE APPLICATION

NOTICE IS HEREBY GIVEN that the City of Monroe has received an application for a Preliminary Plat and Planned Residential Development as described below:

PROJECT NAME: Kestrel Ridge Preliminary Plat and Planned Residential Development (PRD)

PROJECT FILE#: PLPRD2018-01

APPLICANT: Robert Fitzmaurice, 15 Lake Bellevue, Suite 102, Bellevue, WA 98005,
(425) 894-4533

OWNER: Kestrel Ridge 27, LLC, 15 Lake Bellevue, Suite 102, Bellevue, WA 98005,
(425) 869-1300

PROJECT LOCATION: The site is located at 13305, 13217 & 13305 Chain Lake Rd, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28073100202700, 28073100200600 & 28073100202500.

PROJECT DESCRIPTION: The applicant is requesting preliminary plat and PRD approval for a 46-lot subdivision on approximately 8.9 acres in the Residential 4 Dwellings Per Acre (R4) zoning district with associated grading, drainage improvements, landscaping, and street frontage improvements. There are two existing single-family residences and associated outbuildings that will be removed. The plat will take access off of Chain Lake Rd and connect through the approved preliminary plat of Woods Creek Highlands. The project was substantially altered from the original application and therefore this additional Notice of Application is a notification of the original proposal and these alterations.

APPROVALS REQUIRED: Preliminary Subdivision Approval, Preliminary Planned Residential Development Approval, Engineering Review Permits

STUDIES REQUIRED: Drainage Report, Traffic Study and Environmental Checklist

APPLICATION PROCESS: A preliminary plat and PRD are a public hearing review process per City of Monroe Municipal Code (MMC) Chapter(s) 18.84.110 (D) and 21.20.050(F). They require a public hearing and decision before the Hearing Examiner. The preliminary plat and PRD require a public hearing before the Hearing Examiner and a recommendation to the City Council. A public hearing is required for this project and will be noticed separately.

APPLICATION DATE: August 20, 2018

NOTICE OF COMPLETE APPLICATION: September 21, 2018

DATE OF NOTICE OF APPLICATION: January 10, 2020

PUBLIC COMMENT PROCEDURE: Submit written comments on or before **5 p.m., January 24, 2020**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

STAFF CONTACT: Amy Bright, Associate Planner @ (360) 863-4533 or abright@monroewa.gov

All documents are available for review Monday-Friday, 8:00-5:00 p.m., excluding holidays, at Monroe City Hall, 806 West Main St Monroe, WA 98272 and online at <http://www.monroewa.gov/786/Kestrel-Ridge-Preliminary-Plat-PRD>.